

# PLANWake | Planning Board and Board of County Commission Interviews

## DRAFT Interview Script v.4

30 – 45 min interview

### 1. Welcome and Introductions (1-2 min)

### 2. Reaffirm Project Objectives (5 min)

- a. Our Regional and Local Assets, Particularly Our Quality of Life, Will Continue to Drive Growth in Wake
- b. Wake County Has a History of Working with Municipalities to Plan for Change
- c. PLANWake is an Opportunity to Renew the Vision for Wake County
- d. PLANWake Will Be Wake County's Policy and Action Guide for Decision-Makers
- e. Resident Responses to Critical Community Questions Will Be the Foundation for PLANWake
- f. PLANWake Will Build on Recent Planning Efforts and Focus on Potential Areas of Change
- g. PLANWake Will Consider the Long-Term and Focus on Achievable Actions for the Next 10 Years

### 3. Address Key Topics

(Using list of topics arranged under topic headings or “buckets”) This is a list of key topics that the planning team has brainstormed for the planning process. Is there anything on this list that you think we should specifically focus on?

- a. Guiding Our Growth
- b. Fostering Our Prosperity
- c. Connecting Our People and Assets
- d. Sustaining Our Built Environment
- e. Serving Our Community
- f. Protecting Our Resources

### 4. PB-BOCC Interview Questions (30 – 35 min)

#### a. Current Land Management System and Interjurisdictional Coordination

**Context:** (Using maps) Under the County's **current land management system**, joint planning has resulted in the development of **urban service areas around each municipality**, setting the framework for **long-term future municipal buildout** in all areas of the county **except for water supply watersheds**. This system was designed to coordinate growth, infrastructure investments, and annexations among jurisdictions; provide flexibility to each municipality to determine character and density for their own community; and allow for flexibility of exercising private property rights in incorporated and unincorporated areas. The amount of existing **farmland and forests available for future conversion to municipal development** in areas on the outskirts of existing urban areas is significant. There are also opportunities to accommodate **development on lands within existing municipal jurisdictions and adjacent to city and town boundaries**.

**Question:** Currently, while the county coordinates with the 12 municipalities on many issues each municipality ultimately determines its own policy direction.

When you consider the current county land management system, do you think it is working well and may only need minor tweaks, or do you think it needs significant change?

What, if any, changes are needed?

b. Land Development Patterns and Standards

**Context:** Currently whether a property develops or not and how it develops is primarily **determined by market forces and the availability of municipal infrastructure**. For example, if a developer within a municipal urban service area is ready to develop their property but the municipality is not ready to extend services and annex that land—then the **developer builds to the county's standards**, which typically **do not meet municipal standards** (connectivity, sidewalks, curb and gutter). When the municipality eventually grows around these county developments, the **mismatch between the municipal and county development standards** (for example, lack of sidewalk, street connectivity, parks, or curb and gutter) **may discourage the municipalities from annexing those subdivisions** and produces **pockets of unincorporated areas**. In addition, the homeowners in the county subdivision are often not interested in being annexed due to increasing taxes.

**Question:** Currently, whether a property develops or not and how it develops is primarily determined by market forces and the availability of municipal infrastructure. Moving forward, do you think the policy direction should focus more on facilitating infill development and development adjacent to municipal boundaries, or do you think the market should determine where growth occurs?

c. Water and Sewer Services in Watershed Areas

**Context:** Currently, **Raleigh will not extend utilities into watersheds** (Little River, Falls, or Swift Creek) to maintain a low impact on the watershed and **preserve existing and future reservoirs**. Therefore, the **accepted development approach** to ensure low impact development in those areas is to **allow for low density development using septic services**. There are **other options**, such as maintaining **the low density development approach, but allowing public utilities** to provide services for revenue generation purposes.

**Question:** Do you think the current approach is working well? If it should change, then how?

d. Working and Rural Lands

**Context:** The geographic **size of the county has allowed working and rural lands** (defined as agriculture, woodlots, open space, passive recreation, and buffers) **to continue even after decades of growth**. However, farmland, forests, wildlife habitat, and active open space in the county is **disappearing and becoming more fragmented**. Subdivisions get approved and development extends urban areas outward converting these working and rural lands. This pattern also creates **land use conflicts**, particularly when active farming or forestry occurs adjacent to new subdivisions. Because Wake County does not have a zoning district for farmland or conservation lands, these **areas are zoned residential**.

**Question:** Do you think the current system is achieving the right balance? What would you like to see the county do to address this issue? (Examples include creating new tools to voluntarily protect working or rural lands, requiring protection of working/rural lands, creating new open space, farmland, and conservation land zoning districts.)

e. County Jurisdiction and Partnership Opportunities

**Context:** There are **many issues that will likely arise** during this planning process that have an impact on quality of life in Wake County, but are **ultimately under the jurisdiction of other entities** – Wake County Public Schools, the 12 municipalities, NCDOT, neighboring jurisdictions, and others.

**Question:** How do you think the plan should address topics that are within the realm of county “influence” but are not directly part of the county’s jurisdiction?

f. Other Big Policy Questions and County Priorities

**Question:** Given the recent planning direction and implementation actions set out in the AH Plan, Wake Transit Plan, and the Parks and Recreation Plan, what additional big policy questions would you like this plan to address?

**Question:** Building off your priorities discussed in (a), are there any specific policies, tools, or projects that you would like to see Wake County include as part of the plan’s implementation that we have not already discussed?